

For Sale



Windermere

2 High Street, LA23 1WY

Total Area: 2,565 sq ft (238 sq m)

Offers in the Region of: £335,000

Location & Description:

- Windermere is a renowned tourist town in the Lake District, located approximately 8 miles north of Kendal and 20 miles west of the M6 motorway. The town benefits from good transport links, with Windermere railway station providing direct services to Oxenholme, which connects to the West Coast Main Line with services to Manchester and London.
- The town is a major visitor destination, attracting tourists year-round due to its proximity to Lake Windermere, England's largest natural lake. The retail and hospitality sector is well developed, with a mix of independent shops, cafés, and national brands catering to both residents and visitors. Windermere supports a permanent population of around 8,000, with significant seasonal visitor numbers boosting the local economy.
- The property occupies a very prominent position and could be referred to as a 'profile building' as it's the first you'd see on your approach to Windermere, sitting on the junction to the A581 which is the main arterial route to the town from Kendal in the south and Ambleside to the north. The property sits directly opposite to the Mountain Goat visitor information centre and adjacent to Total Adventure Bike Hire.

Demise:

Ground Floor	1,942 sq ft (180.40 sq m)
Ground Floor Ancillary	54 sq ft (5.00 sq m)
Basement Ancillary	569 sq ft (52.90 sq m)

Price:

Offers in the region of £335,000.

Tenure:

Freehold for sale with vacant possession. Upper floors have been sold off on a long leasehold basis for 125 years from 10 August 2010.

VAT:

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £22,000.

Date Prepared:

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register interest, request a viewing and stay up to-date with this property please click the image below.

**Contact Us:**

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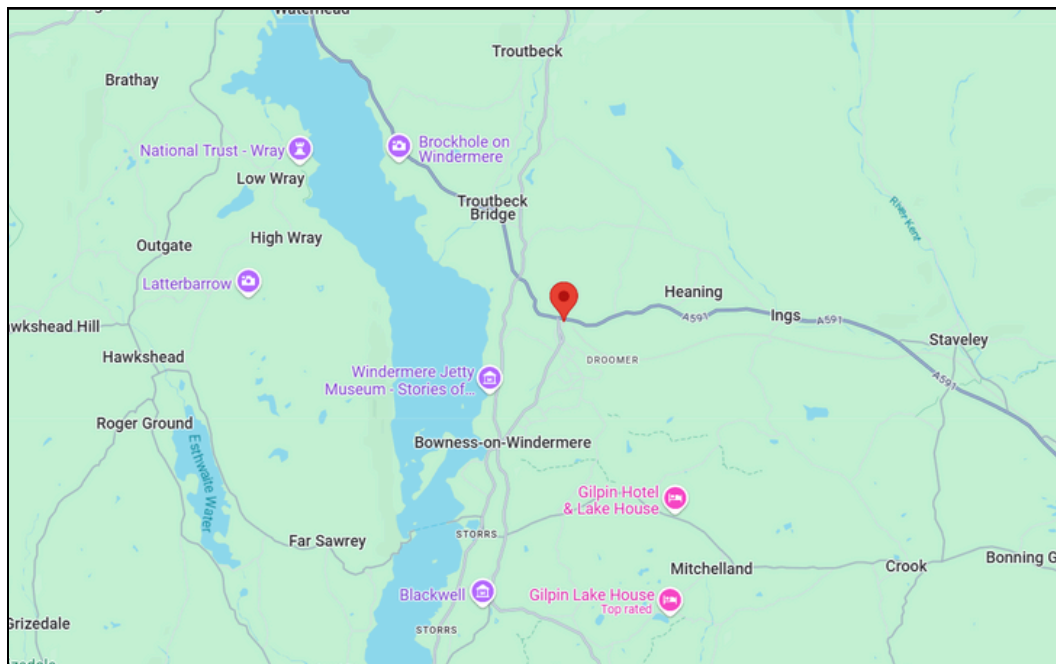
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In partnership with:



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